

Applicant: T-Mobile

Agent: Dan Varela

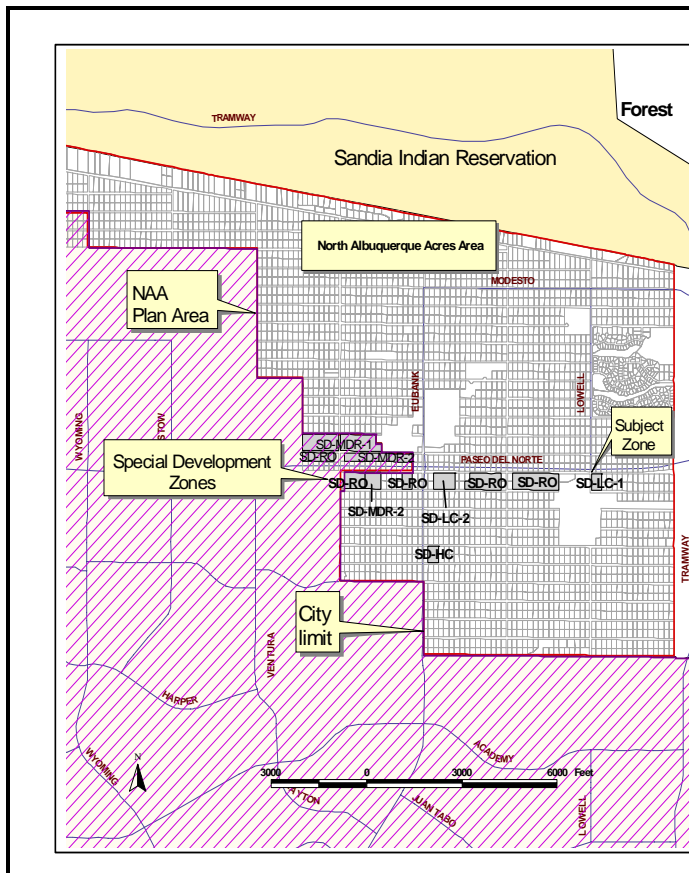
Location: North Albuquerque Acres

Property Size: N/A

Existing Zone: N/A

Request: Amendment to the Paseo del Norte/North Albuquerque Acres Sector Development Plan

Recommendation: Denial



Summary: This is a request to amend the Paseo Del Norte/North Albuquerque Acres Sector Development Plan. The applicant seeks to alter an existing Special Use Permit and therefore, according to the Section Development Plan's Section 4.5, the applicant must also request for that Plan to be amended.

Staff Planner: Mari Simbaña, Program Planner

Attachments: 1. Application
2. Land Use and Zoning Maps

AGENDA ITEM NO.: 16
County Planning Commission
February 1, 2006

SPR-60001 Dan Varela, agent for T-Mobile, requests approval to amend the Paseo del Norte/North Albuquerque Acres Sector Development Plan to allow for a Special Use Permit (Wireless Telecommunications Facility – 65 feet in height) within the plan boundaries.

AREA CHARACTERISTICS AND ZONING HISTORY
Surrounding Zoning & Land Uses

	Zoning	Land use
Site	A-1	Residential
North	A-1	Sandia Reservation
South	City of Albuquerque	Residential
East	A-1	Residential (Sandia Heights) Tramway Boulevard
West	City of Albuquerque	Residential

BACKGROUND:

The Request

The applicant is requesting an amendment to the Paseo del Norte/North Albuquerque Acres Sector Development Plan (Sector Plan). The applicant is seeking to alter an existing Special Use Permit, therefore is required, by the Sector Plan to request an amendment to the Sector Plan. Specifically, the applicant wishes to extend an existing 40-foot monopole to 65 feet for placement of wireless antenna's. The Special Use request is prompted by the applicants' continued interest in providing the community with wireless service.

The North Albuquerque Acres/Paseo del Norte Sector Development Plan (Sector Plan) was approved by the Extraterritorial Land Use Authority on February 20, 2001. The sector plan area was originally 3804 acres. Since the adoption of the plan, several acres have been annexed into the City of Albuquerque. The Sector Plan had extensive public input and participation during a two and a half-year planning period; a total of seven public open house meetings were held within the community. This Sector Plan provides guidelines for development and design in the unincorporated area of North Albuquerque Acres.

The intent of the zoning and design of the Sector Plan is to reinforce the unique low density, rural character of North Albuquerque Acres through a mix of permissive land uses that have a strong neighborhood orientation and are of an intensity appropriate to the changed conditions in the community and to the rural character of North Albuquerque Acres. In the Sector Plan, higher intensity land uses are designed for areas along Paseo del Norte and Eubank that have been platted as one-acre single family lots and are adjacent to single family homes on one acre lots. The special zoning categories take into account the need for appropriate but limited, commercial uses along these corridors; the desirability of land assembly in which higher intensity uses are not built on individual lots; and the need for guidelines to protect existing neighborhoods. The subject site is neither located on Paseo del Norte nor in a Special Development Zone. The specific existing use is only allowed through the Special Use Permit (CSU-94-29) and the use is fenced into a 6-square-foot area.

Surrounding Land Uses and Zoning

Surrounding the unincorporated area of North Albuquerque Acres are Sandia Heights neighborhood, to the east, the Sandia Reservation to the north and the City of Albuquerque, to the west and south.

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

3. Rural Area The stated Goal of the Rural Area is "to maintain the separate identity of Rural Areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns." The following includes applicable policies:

Policy a of the Rural Area Goal states that “higher density development may occur at appropriate locations. Rural Area density patterns shall be more specifically defined through lower rank planning. Each higher density area is to be controlled by site development plan and is to be located well away from other such higher density areas.”

Policy b states that “Development in Rural Areas shall be compatible with natural resource capacities, including water availability and capacity, community and regional goals and shall include trail corridors where appropriate.”

Policy g states that “the following shall guide industrial and commercial development in the Rural Areas

- Small-scale, local industries, which employ few people and may sell products on the same premises, are the most desirable industrial use.
- Neighborhood and/or community-scale rather than regional scale commercial centers are appropriate for rural areas. Strip commercial development should be discouraged and, instead, commercial development should be clustered at major intersections and within designated mountain and valley villages.”

Paseo del Norte/ North Albuquerque Acres Sector Development Plan

This Sector Plan provides guidelines for development in the County area of North Albuquerque Acres and contains sections on applicable zoning, design guidelines, infrastructure and utility guidelines and open space recommendations.

The Sector Plan intends to accomplish the following:

- Emphasize the rural quality of the County portion of North Albuquerque Acres and the A-1 zoning of the single-family residential areas.
- Establishes regulations that implement the land use recommendations of the Paseo del Norte Commercial Corridor Study for sites found along Paseo del Norte and Eubank Boulevard.
- Evaluates potential public open sites in North Albuquerque Acres and recommends a preferred site.

4.4.1 Special Zoning Provisions of Sector Development Plan

(paragraph 3)

In the Paseo del Norte/ North Albuquerque Acres Sector Development Plan, higher intensity land uses are proposed for areas along Paseo del Norte and Eubank that have been platted as one-acre single family lots and are adjacent to single family homes on one-acre lots. Therefore, special zoning categories are appropriate to take into account the need for appropriate, but limited, commercial uses along these corridors; the desirability of land assembly so that higher intensity uses are not built on individual lots; and the need for guidelines to protect existing neighborhoods.

4.5 Amendments to the Sector Development Plan Zoning

Any request for a change in zone or for a special use permit on any property within the Sector Development Plan boundary is considered to be a Sector Development Plan amendment and would be evaluated according to the criteria and process of the Bernalillo County Zoning Ordinance.

9.1.4.1 Site Planning

Design Regulations

Transformers, utility pads, and telephone boxes shall be appropriately screened with wall and/or plant materials when viewed from the public right-of-way. Screening materials shall not limit access for maintenance purposes by utility companies.

9.1.4.1 Architecture

Design Regulations

Wireless communications facilities must be architecturally integrated with proposed buildings, structures, and landscaping through height, color, style, massing, placement, design, and shape. Free standing wireless communications facilities shall be set back a minimum of 85 feet from any residential property line.

ANALYSIS:

Surrounding Land Use and Zoning

Surrounding the unincorporated area of North Albuquerque Acres are Sandia Heights neighborhood, to the east, the Sandia Reservation to the North and the City of Albuquerque, to the west and south. These areas encompass primarily residential uses.

Plans

The Albuquerque/Bernalillo County Comprehensive Plan Rural Area section, recommends the preparation and adoptions of area plans specifying appropriate density patterns. This is reflected in the Special Development Zones established by the Paseo del Norte/North Albuquerque Acres Sector Development Plan (Sector Plan).

This Sector Plan provides guidelines for development in the County area of North Albuquerque Acres and contains sections on applicable zoning, design guidelines, infrastructure and utility guidelines and open space recommendations. The Special Development Zones established by the Sector Plan allow for limited commercial uses to fit adequately into the rural fabric of the area. Especially focusing on commercial activities along the Paseo del Norte corridor. Each Special Development Zone follows specified area regulations. The design guidelines are intended to minimize the impact of commercial, office, and higher density development on existing low density residential land uses and create the visual image desire for development. As stated in section 4.5, "Any request for a change in zone or for a special use permit on any property within the Sector Development Plan boundary is considered to be a Sector Development Plan amendment and would be evaluated according to the criteria and process of the Bernalillo County Zoning Ordinance."

Agency Comments

There were no adverse comments from any agency that reviewed this request.

Conclusion

The applicant is requesting that the Sector Plan be amended to allow a Special Use Permit for a 65-foot monopole for the placement of wireless antennas and supporting ground equipment. The Special Use Permit application has been submitted by the applicant. However, the applicant has not met all of the Special Use Permit criteria, therefore, staff recommends denial of this Sector Plan amendment.

RECOMMENDATION:

Denial based on the following Findings

Mari Simbaña
Program Planner

Findings:

1. This is a request for approval to amend the Paseo del Norte/North Albuquerque Acres Sector Development Plan to allow for a Special Use Permit (Wireless Telecommunications Facility – 65 feet in height) within the plan boundaries.
2. The Paseo del Norte/North Albuquerque Acres Sector Development Plan is within the Rural Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan and is predominantly zoned A-1.
3. The applicant has also submitted an associated request for a Special Use Permit for a Specific Use of a Wireless Telecommunications Facility (65-foot monopole and supporting ground equipment), CSU-60005.
4. The proposed use for a wireless communications facility conflicts with the property's A-1 zoning in that the wireless telecommunications facility is neither concealed nor located on a public utility structure.
5. The proposed use for a wireless communications facility conflicts with the Zoning Ordinance Section 22.5 in that it is within 1/8 of a mile of Paseo del Norte, a designated View Corridor.
6. The proposed use for a wireless communications facility conflicts with the Paseo del Norte/North Albuquerque Acres Sector Development Plan in that it is not architecturally integrated and obstructs the view corridor.

BERNALILLO COUNTY DEPARTMENT COMMENTS

Building Department:

Corrections listed below must be corrected for approval:
A building permit will be required for the proposed extension of the
monopole as a condition of approval.

Environmental Health:

Meet all Bernalillo County Environmental Health Office ordinances.

Zoning Administrator:

Based on the above comments there is no adverse comments at this time.

Fire:

No comment received

Public Works:

DRAN:

1. No adverse drainage comments for this case.

DRE:

No adverse comments to this Sector Plan amendment.

Parks & Recreation:

No adverse comments at this time.

Sheriff's:

No comment received

COMMENTS FROM OTHER AGENCIES

MRGCOG:

The following staff comments relate to transportation systems planning within the Albuquerque Metropolitan Planning Area. Principal guidance comes from the Metropolitan Transportation Plan and the Future Albuquerque Area Bikeways and Streets (FAABS) document adopted by the Metropolitan Transportation Board. See comment above.

COUNTY PLANNING COMMISSION
FEBRUARY 1, 2006
SPR-60001

AMAFCA:

No comment.

City Planning Department:

No comment received

City Public Works/Water Resources:

No adverse comments.

ABCWUA Utility Development Section

No comment received

City Environmental Health:

No comment received

City Open Space:

No comment received

City Transportation Development:

No adverse comments.

City Transit:

No comment received

NM Department of Transportation

-No comments.

Albuquerque Public School:

No comment received

Village of Tijeras:

No comment received

NEIGHBORHOOD ASSOCIATIONS:

North Albuquerque Acres Community Association

